



LOUDOUN COUNTY, VIRGINIA

Development and Regulatory Agencies ■ 39 Catocin Circle, S.E. ■ Leesburg, VA 22075 ■ Metro 478-1850
Department of Planning, Zoning and Community Development ■ Frederick P. D. Carr, Director ■ (703) 777-0246

KOONS CHEVROLET SPECIAL EXCEPTION 87-11 CONDITIONS

At a meeting of the Board of Zoning Appeals of Loudoun County, Virginia, held on Thursday, August 20, 1987, they approved by a vote of 3-2 to approve Special Exception 87-11, Koons Chevrolet, subject to the following conditions:

1. The entrance on Route 7 shall be limited to a right in only design. All egress shall be via Lakeland Drive.
2. The applicant shall provide full frontage improvements on Route 7 consistent with VDOT standards for a third land including a CG-6 curb and gutter.
3. The applicant shall dedicate land 30 feet from centerline on Lakeland Drive for future road widening.
4. The applicant shall provide entrance/frontage improvements on Lakeland Drive consistent with a U4 Section for an ELAMP road. Entrance header curbs shall be 25 feet from centerline.
5. The applicant shall prepare a site plan in accord with Section 550 of the Zoning Ordinance. This site plan shall incorporate Best Management Practices for stormwater management to manage pre-development runoff for the two year storm.
6. The applicant shall extend public water from the south side of Route 7 to the site along with appropriate public easements to extend public water across the property frontage to property boundaries.
7. The applicant shall provide a plan for the removal of existing wells, waste tanks, and other tanks as a part of site plan preparation and shall remove those objects under Health Department supervision.
8. The applicant shall provide a plan for the disposal of individual wastes, oils, and solvents, as a part of site plan review and shall follow the plan in all operations.
9. The applicant shall participate in the waste oil recycling program of the Virginia Department of Energy.

ATTACHMENT 5

A-48

10. All access roads must be a minimum of 25 feet in width.
11. The main building shall be fully sprinklered and have an automatic fire alarm.
12. The applicant shall install fire hydrants at both entrances of the site and in the center of the site.
13. The applicant shall make a contribution of \$.10 per square foot of commercial area to the County for use by the volunteer fire and rescue company serving the site. Such contribution shall be made at the time of issuance of zoning permit.
14. The applicant shall prepare a landscape plan as a part of site plan review. This plan shall include typical cross sections of plantings along the 50 foot buffer on the northern border of the property, and shall also include Comprehensive Planning referral.
15. The site plan shall include a lighting plan that incorporates the comments of the attached Comprehensive Planning referral.
16. The applicant shall abide by the sign regulations contained in Section 523 of the Zoning Ordinance. Further, signs shall not exceed the height of any building on the property. Unusual signs such as pennants, banners, flags and balloons are prohibited.
17. All parking for the site must be provided on-site in paved parking spaces, that is, there shall be no parking on the route 7 or Lakeland Drive rights of way at any time during the operation of the business. Parking area shall be screened from view of Rt. 7 and Lakeland Drive by means of a landscape buffer.
18. No public address system shall be used as a part of business operations. Nor shall any other type of noises be generated as to noise levels disturbing to an average person at property boundaries.
19. The applicant shall establish a policy that directs customers on test drives not to enter Richland Acres or other residential neighborhoods during their test drives.
20. The applicant agrees to build and maintain a detention basin and filtration system to eliminate the run-off pollutants from the parking area to the adjacent stream.

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Chevrolet
87-11 - Conditions

21. The applicant agrees to discourage traffic from using Lakeland Drive by:
 - a. posting a "No Right Turn" sign at the exit drive onto Lakeland; and
 - b. designing the entrance to prohibit right-turns from the site to Lakeland Drive.
22. The applicant further agrees to establish and implement a policy for all patrons and employees that will preclude any vehicles from using Lakeland Drive.
23. The applicant will utilize Best Management Practices within the stormwater detention facility and will filter the run-off in accordance with the attached cross-section for the filtration system.
24. The applicant agrees to remove the parking shown on the Site Plan, dated May 21, 1987, that is within the 50 foot setback along the rear and side property lines. Supplemental landscaping will be shown on the revised Site Plan for this area.

Timothy J. Krawczel
TIMOTHY J. KRAWCZEL, AICP
ZONING ADMINISTRATOR

September 18, 1987
DATE

/chw
D#90/KOONS

**MINIMUM CONDITIONS
JKI SATURN BUILDING
SPEX 1991-0009**

1. The conditions of SPEX 87-11: Koons Chevrolet Dealership, shall remain in full force and effect and in no way be negated by the conditions of this special exception.
2. The applicant shall dedicate land, for public street purposes, for the north parallel road in the location as identified "reservation" on the special exception plat. This dedication shall be made, upon request by the County, at no public cost, at any time after three years from the date of approval of this special exception.
3. The applicant shall contribute \$70,000 toward the construction of the north parallel road. This contribution shall escalate in accordance with the Consumer Price Index, with 1991 as the base year. This contribution shall be made, upon request by the County, at any time after three years from the date of approval of this special exception.
4. The applicant will close the existing entrance on Lakeland Drive and shall gain access from the north parallel road upon construction of that road.
5. Prior to occupancy permit, the applicant will provide information to Fire and Rescue Division about the location of fire lanes for the site.
6. The applicant will make provision, to the satisfaction of the Fire and Rescue Division, for special protection for paint spray and flammable/combustible liquid storage to the standards stated in the National Fire Protection Association code #30.
7. The applicant will consult with the Fire and Rescue Division, prior to occupancy permit, about the appropriate extinguisher system for the proposed building.
8. The applicant will supplement existing recycling efforts on site with additional activities and present a solid waste management plan to the Department of Engineering - Recycling Office at the time of occupancy permit.
9. The applicant shall complete, prior to occupancy, the landscape plan approved with the preliminary/final site plan application, SPPF: 90-0025 (approved March 27, 1991).

Note: The applicant has agreed to make a yearly contribution to the Fire and Rescue squads servicing the applicant site in the sum of \$.02 per square foot of building space. The contribution will be divided equally between the squads. The area of all the buildings on the site will be included in the calculation for the contribution.

ATTESTED:


Bill Detweiler, Zoning Administrator

A-51